

WARRANTY DEED
Joint Tenancy

**NO TRANSFER
TAX PAID**

32-65-5

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM H. KIRK in consideration of **ONE DOLLAR (\$1.00)** and other valuable consideration paid by WILLIAM H. KIRK and JUNE A. KIRK, whose mailing address is 412 EVERGREEN DRIVE, WAT E RVILLE, ME 04901.

027806

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said WILLIAM H. KIRK and JUNE A. KIRK, their heirs and assigns forever,

THE UNIT known and designated as Unit #5 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in WATERVILLE, KENNEBEC COUNTY, STATE OF MAINE, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, Architects/Engineers, entitled "RIDGEWOOD EAST TOWNHOUSE CONDOMINIUMS" dated November 18, 1986 and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 28, 1987 and is recorded in said Registry of deeds in Book 3101 at Page 308, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the unit (and the other units in the condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #e-87018, E-87019 and E-87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING the same premises conveyed to the within Grantor by deed of SOLOMON SAVY and BRENDA SAVY, dated March 4, 1988 and recorded in the Kennebec County Registry of Deeds at Book 3314 Page 107.

TO have and to hold the aforegranted and bargained premised, with all privileges and appurtenances thereof, to the said WILLIAM H. KIRK and JUNE A. KIRK, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and MY heirs, shall and will warrant and defend the same to the said WILLIAM H. KIRK and JUNE A. KIRK, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said WILLIAM H. KIRK join in relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18th day of November, 19 88.

THE purpose of this deed is to create Joint Tenancy between WILLIAM H. KIRK and JUNE A. KIRK.

Signed, Sealed and Delivered
in presence of

Luella A. Giroux

William H. Kirk
William H. Kirk

STATE OF MAINE
COUNTY OF KENNEBEC

Then personally appeared the above named WILLIAM H. KIRK acknowledged the foregoing instrument to be his free act and deed. Before me,



Linette B. Dostie
Notary Public

Linette B. Dostie
NOTARY PUBLIC
My Commission Expires
February 11, 1990

RECEIVED KENNEBEC SS.
1988 NOV 23 AM 9:00
ATTEST: James R. Munn
REGISTER OF DEEDS